

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting September 13, 2012 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Commissioner Sally Anthony  
Commissioner Charles Baldelli  
Commissioner Janet Lemieux  
Commissioner Bernadette Rochefort

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Michael Murphy  
Vice Chairwoman Lucienne Cote - Absent  
Commissioner Normand Laliberte - Absent

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2. Good and Welfare for the Audience - None
3. Good and Welfare for the Commissioners

Chairman Lahousse introduced Assistant Security Director Biron and WHA Answering Service Dispatcher Jeanne Barry. Mr. Biron gave a brief synopsis of Jeanne's actions on the night of August 31, 2012 which saved a security officer in need of medical assistance from further peril. The WHA recognized and thanked Jeanne with a Certificate of Appreciation and a gift certificate.

The Chairman commented on how impressed he was with the trip to Winslow Gardens Assisted Living in East Providence. He commented on the food and the help, the family environment. He also noted how nice the new windows at St. Germain Manor are.

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4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of August 16, 2012. A motion was made by Commissioner Baldelli and seconded by Commissioner Rochefort.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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5. Chairman Lahousse asked for a motion to accept the bills paid for the month of August 2012. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

Commissioner Anthony questioned multiple listings for one vendor and how to determine where the service is being provided. The Deputy responded. Commissioner Anthony also asked about a spreadsheet to compare one month’s bills to previous months. There was some further discussion amongst the Commissioners and the Director.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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6. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, Item A. A motion was made by Commissioner Baldelli and seconded by Chairman Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse

Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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7. Report of the Secretary

Chairman Lahousse asked for a motion to accept and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Baldelli seconded by Chairman Lahousse.

The Director submitted his report as written and provided an update on the tour of Winslow Gardens which was a very positive experience, and invited the Commissioners to visit the model assisted living apartment at St. Germain Manor. The Director said the Management and Consulting Agreements with United Methodist are close to complete. The Director provided an update on the increased security at Veteran's Memorial. Grant writer Ian Tink has been asked to apply for an emergency security grant similar to the grant we were awarded a few years ago that enabled us to purchase the cameras that are currently at Veteran's Memorial. Those cameras assisted the police in catching the shooter in a recent incident at the development. The Director spoke of a joint suit to sue the Federal government for recapturing surplus funds. He made a request for \$4000 to join in. The Director spoke about emptying apartments at St. Germain Manor to ready them for the assisted living program. The Director said there are close to 30 people ready to go into assisted living. Commissioner Lemieux asked if HUD had been asked about using zero bedroom units to house the homeless. The Deputy indicated that no one in that population has qualified according to our regulations. Commissioner Lemieux asked about Beacon's affordable housing; the Deputy explained that Beacon is much more expensive; they are not in competition with us, nor have we heard from Beacon regarding our program. Beacon may have been in contact with United Methodist. St. Germain Manor façade work is close to finished; work will then begin at Crepeau Court.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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7B. Report of the Deputy Director

Chairman Lahousse asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Baldelli and seconded by Commissioner Rochefort.

The Deputy submitted his report as written, highlighting the near completion of the façade work at St. Germain Manor. The Deputy indicated that he was concerned about the schedule for the porch work at Kennedy Manor, but said they have added more work crews and another lift system and are progressing nicely now. The actual railings should not take much more than 30 minutes each. Commissioner Rochefort expressed concern about the condition of her platform and how many others may still need repair. The Deputy told her that work is still underway and assured her that it would all be taken care of. The Deputy indicated that the job should be completed by winter. The Director expressed concern about the mechanical work being done for the kitchen at the assisted living. The Deputy discussed a meeting with Family Resources, Sojourner House and the state to discuss at-risk family situations at Morin and Veteran's.

The Chairman asked about St. Germain completion dates; the Deputy said about two weeks. Crepeau Court should be started next week and work will continue for about three months.

Commissioner Rochefort asked about an Open House for the assisted living program. The Director said absolutely, with other housing authorities and HUD representatives in attendance.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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8. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

9. Report of Committees - None

10. Unfinished Business - None

11. New Business

A. The Chairman asked for a motion to approve Resolution #1106: Authorizing the Housing Authority of the City of Woonsocket to Write off Uncollectible Accounts. A motion was made by Commissioner Baldelli and was seconded by Chairman Lahousse. (Section 8)

There was no further discussion. A roll call vote was taken; the following were The “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

B. The Chairman asked for a motion to approve Resolution #1107: Revised Pet Policy. A motion was made by Commissioner Baldelli and was seconded by Chairman Lahousse.

Attorney Murphy explained that the Pet Policy was amended to conform with HUD regulations, federal law and state law.

There was no further discussion. A roll call vote was taken; the following were The “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

- C. The Chairman asked for a motion to approve Approval of Resolution # 1108: Lease Addendum. A motion was made by Commissioner Baldelli and was seconded by Chairman Lahousse.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

- D. The Chairman asked for a motion to participate in suit against Congress in an attempt to recover reserve funds, at a cost of \$4000. A motion was made by Commissioner Baldelli and was seconded by Chairman Lahousse.

Commissioner Lemieux asked if we needed Congress' permission to sue them. Attorney Murphy said he did not believe so, although there are probably notice provisions. There was some discussion amongst the Board members regarding the suit and further costs.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
  
Commissioner Rochefort

Commissioner Lemieux

- E. The Chairman asked for a motion to move October Board meeting from October 18 to October 11. A motion was made by Commissioner Baldelli and was seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were The “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

## 12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Baldelli and seconded by Chairman Lahousse at 5:22 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director